

1 BILL NO. R-83-04-14

2 DECLARATORY RESOLUTION NO. R-36-83

3 A DECLARATORY RESOLUTION designating
4 an "Urban Development Area" under
I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 March 18, 1983, to have the following described property desig-
7 nated and declared an "Urban Development Area" under Division
8 6, Article II, Chapter 2 of the Municipal Code of the City of
9 Fort Wayne, Indiana of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Part of 30 acres off the east side of
12 the Northwest Quarter of the Northwest
13 Quarter of Section 21, Township 30
North, Range 12 East, in Allen County,
IN;

14 said property more commonly known as 3511 Engle Rd., with street
15 boundaries of Engle Road, Mark Dr., and Norfolk & Western R.R.;
16 and

17 WHEREAS, it appears that said petition should be pro-
18 cessed to final determination in accordance with the provisions
19 of said Division 6.

20 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
21 OF THE CITY OF FORT WAYNE, INDIANA:

22 SECTION 1. That, subject to the requirements of
23 Section 2 below, the property hereinabove described is hereby
24 designated and declared an "Urban Development Area" under
25 I.C. 6-1.1-12.1.

26 (a) An affirmative ("Do Pass") recommendation by
27 the Fort Wayne Redevelopment Commission, after
28 due hearing, analysis and study in accordance
29 with the provision of Division 6, Article II,
30 Chapter 2 of the Municipal Code of the City of
31 Fort Wayne, Indiana of 1974, as amended; and
32

Page Two

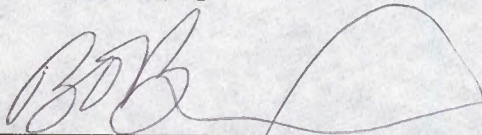
(b) Final confirmation hereof by due passage upon
the final vote hereon.

SECTION 2. That this Resolution shall be in full
force and effect from and after its passage and any and all
necessary approval by the Mayor.



Councilmember

APPROVED AS TO FORM
AND LEGALITY



Bruce O. Boxberger, City Attorney

Redacted

Read the first time in full and on motion by Stier,
seconded by Talarico, and duly adopted, read the second time
by title and referred to the Committee Regulation (and the City
Plan Commission for recommendation) and ~~Public Hearing~~ to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: 4-12-83

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Read the third time in full and on motion by Stier,
seconded by Suarez, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCRUGGS</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 6-28-83

Sandra E. Kennedy
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)
(APPROPRIATION) ORDINANCE (RESOLUTION) NO. Q-36-83
on the 28th day of June, 1983.

ATTEST:
Sandra E. Kennedy
CHARLES W. WESTERMAN - CITY CLERK

(SEAL)
Ray A. E. E. E.
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 29th day of June, 1983, at the hour of
11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 30th day of June
1983, at the hour of 4 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

NO. 34

March 18 1983

RECEIVED FROM Barrett, Barrett & Neary

Fifty & 00/100 DOLLARS

John Abatement

Account Total \$ 50.00

Amount Paid \$ 50.00

Balance Due \$ W. E. Sharp

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property 3511 Engle Rd.
Street Boundaries (if applicable)
Engle Rd.
Mark Dr.
Norfolk & Western R.R.
2. Legal Description of Property
Part of 30 acres off the east
side of the Northwest Quarter
of the Northwest Quarter of
Section 21, Township 30 North,
Range 12 East, in Allen County, IN
See attached real estate tax bills
3. Township Wayne
4. Taxing District Fort Wayne
5. Current Zoning District Commercial
6. Variance Grant (if any) None
7. Owner(s) Mullinux Packages, Inc.
8. Address of Owner(s) 3511 Engle Rd.
Fort Wayne, IN 46809
9. Telephone Number 747-3149
10. Agent of Owner (if any)
George N. Bewley, Jr., Atty.
Barrett, Barrett & McNagny
11. Address 3rd Floor, Lincoln Tower
Fort Wayne, IN 46802
12. Telephone Number (219) 423-9551
13. Relationship of Agent to Owner Attorney
14. Instrument Number of Commitments or Covenants Enforceable by City (if any) _____
15. Current Use of Property
 - (a) How is property presently used? Manufacturing site
 - (b) What structure(s) (if any) are on the property?
53,000 sq. ft. building and equipment
 - (c) What is the condition of this structure/these structures?
Excellent
16. Current Assessment on Land and Improvements - see attached tax bills.
 - (a) What is the amount of latest assessment? Land 95-0205 6010 3100-(82)
95-0205-0001 35,200 - (81)
 - (b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements)
Land - 9502056007 - 13,800
65,400

9502056007 - 13,800 79,200 - \$5,562.30
65,400

Personal Property 026887-9 \$6,451.48
Applicant's portion of tax paid by HBC
Realty Corporation - \$620.78

17. Description of Project Addition of \$900,000 worth of equipment for processing plastic containers.
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? 2nd quarter 1983
- (b) When is completion expected? Mid 1984
19. Cost of project (not including land cost) \$900,000
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? 25 to 30 employees in addition to the present number of 32 employees
- (b) What kind of work will employees be engaged in? Production of plastic containers; machine operation & packing
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? 25 to 30
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Depressed economic condition in Fort Wayne area.
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? Yes Applicant has expanded its physical plant by adding an addition to its building and additional equipment on formerly vacant land.
- (b) Will the project improve or replace a deteriorated or obsolete structure? No

(c) Will the project preserve a historically or architecturally significant structure? No

(d) Will the project contribute to the conservation and/or stability of a neighborhood? The project is located in an industrial area of Fort Wayne. To the extent this area is further developed through expansion of existing industry, the appearance of stability and vitality and growth will be enhanced. Such an appearance should encourage other companies not presently located in the Fort Wayne area to consider locating here.

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? Yes, see Item (d) above.

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

 Yes X No

25. Financing on Project

What is the status of financing connected with the project?
The applicants's expansion in Fort Wayne has been financed through EDC Bonds purchased by Lincoln National Bank.

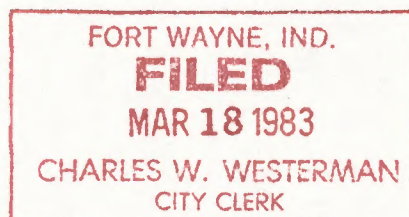
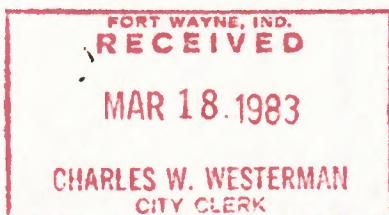
I hereby certify that the information and representations on this Application are true and complete.

James J. L...
Signature(s) of Owner(s)

3/18/83
Date

Philip R. K...

3/18/83



Prescribed by the State Board of Tax Commissioners
For ALLEN COUNTY

NOTICE OF ASSESSMENT OF REAL ESTATE AND IMPROVEMENTS

Form
Rev.

City of Fort Wayne
C/O Mullinix Packages, Inc.
3511 Engle Rd.
Fort Wayne, Indiana 46809

The Assessors are required to send this notice to the taxpayer whenever a change is made in assessments, including additional improvements.

YOU ARE HEREBY NOTIFIED THAT THE LAND AND * IMPROVEMENTS LISTED IN YOUR NAME IN Fort Wayne - Wayne TOWNSHIP
AND Allen COUNTY, HAS BEEN ASSESSED BY ME IN THE AMOUNT IN THE STATEMENT BELOW FOR THE YEAR 19 82
IF YOU DO NOT AGREE WITH THE ACTION OF THE ASSESSING OFFICER GIVING THIS NOTICE, THE COUNTY BOARD OF REVIEW WILL REVIEW THAT ACTION IF YOU FILE A PETITION WITH THE COUNTY AUDITOR OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED WITHIN THIRTY (30) DAYS OF THE DATE OF THIS NOTICE

DESCRIPTION	ACRES	VALUE OF LAND - LOTS	VALUE OF * IMPROVEMENTS	VALUE OF ADDITIONAL * IMPROVEMENTS	TOTAL VALUE LAND - LOTS + * IMPROVEMENTS
(Mark Dr.) S. 157.3' of N. 407.3' of E. 430' Btw. Mark Dr. & R.R. N.W. 1/4 N.W. 1/4 21-30-12 1.55 Ac. 95-0205-6010 1982 Assessment - land split		3100 NR	0		3100
R - LAND & IMPROVEMENTS ELIGIBLE FOR HOMESTEAD EXEMPTION NR - LAND & IMPROVEMENTS NOT ELIGIBLE FOR HOMESTEAD EXEMPTION					

* IMPROVEMENTS DESCRIBE ALL BUILDINGS, STRUCTURES OR APPURTENANCES AFFIXED TO LAND.

WITNESS MY HAND THIS 11th DAY OF June, 19 82

Ralph E. Meyer
TOWNSHIP ASSESSOR

SEND THIS COPY
OF BILL ALONG
WITH REMITTANCE
IN ENCLOSED EN-
VELOPE

REAL ESTATE TAX BILL B

FOR 1981 PAYABLE IN 1982 TOWNSHIP OR CORP.
ALLEN COUNTY STATE OF INDIANA FT WAYNE -

YOUR CANCELLED
CHECK IS A
VALID RECEIPT

LAND VALUE R NR 35,200		IMPROVEMENTS		EXEMPTIONS		NET ASSESSED VALUE 35,200 LESS CREDIT		DUPLICATE NUMBER 583305 A KEY NUMBER	
ACTUAL TAX RATE 8.7790		CREDIT RATES R 26.0004 NR 20.0004		GROSS TAX R .00 NR 1545.10		LESS CREDIT R .00 NR 309.03		9502052001 NON RESIDENTIAL NET	
		NAME H B C REALTY CORP						1,236.07 RESIDENTIAL NET	
		PROPERTY DESCRIPTION 403 STRAUSS BLOC FORT WAYNE INDIANA 46802 20CH F OF W 5CH S OF RR NW1/4 21-30-12 FXC MARK DR & EXC PTS SOLD						NET THIS INSTALLMENT 1,236.07 DELINQUENT TAX AND PENALTY	
APPROVED BY STATE BOARD OF AC. COUNTS (1982)		583305 HC-1		DELINQUENT AFTER NOV 10, 1982		FULL YEARS TAX		TOTAL TAX DUE 1,236.07	

NOTE: THE LETTER 'R' SHOWN ON
YOUR TAX STATEMENT INDICATES
'RESIDENTIAL' TO WHICH HOMESTEAD
CREDIT HAS BEEN APPLIED.
THE LETTERS 'NR' INDICATE
NON RESIDENTIAL REAL ESTATE.

28 004

PAY TO TREASURER ALLEN COUNTY
FORT WAYNE, INDIANA 46802

PAY THIS AMOUNT

SEND THIS COPY
OF BILL ALONG
WITH REMITTANCE
IN ENCLOSED EN-
VELOPE.

REAL ESTATE TAX BILL B

FOR 1981 PAYABLE IN 1982 TOWNSHIP OR CORP.
ALLEN COUNTY STATE OF INDIANA FT WAYNE -

YOUR CANCELLED
CHECK IS A
VALID RECEIPT

LAND VALUE R NR 1,200		IMPROVEMENTS		EXEMPTIONS		NET ASSESSED VALUE 1,200 LESS CREDIT		DUPLICATE NUMBER 583310 F KEY NUMBER	
ACTUAL TAX RATE 8.7790		CREDIT RATES R 26.0004 NR 20.0004		GROSS TAX R .00 NR 52.67		LESS CREDIT R .00 NR 10.53		9502050003 NON RESIDENTIAL NET	
		NAME H B C REALTY CORPORATION						42.14 RESIDENTIAL NET	
		PROPERTY DESCRIPTION 403 STRAUSS BLOC FORT WAYNE INDIANA 46802 NW 1.56A OF 20CH F OF W 5CH S OF RR EXC SW .48A NW1/4 21-30-12						NET THIS INSTALLMENT 42.14 DELINQUENT TAX AND PENALTY	
APPROVED BY STATE BOARD OF AC. COUNTS (1982)		583310 HC-1		DELINQUENT AFTER NOV 10, 1982		FULL YEARS TAX		TOTAL TAX DUE 42.14	

NOTE: THE LETTER 'R' SHOWN ON
YOUR TAX STATEMENT INDICATES
'RESIDENTIAL' TO WHICH HOMESTEAD
CREDIT HAS BEEN APPLIED.
THE LETTERS 'NR' INDICATE
NON RESIDENTIAL REAL ESTATE.

28 004

PAY TO TREASURER ALLEN COUNTY
FORT WAYNE, INDIANA 46802

PAY THIS AMOUNT

Hand on
Land contract
w/ HBC
own person

11/5 CR 9895

RECEIVED	
DATE 11/5	AMOUNT
227	310.39

KEEP THIS COPY
OF BILL FOR YOUR
RECORDS.

REAL ESTATE TAX BILL B

FOR 1981 PAYABLE IN 1981 TOWNSHIP OR CORP.
ALLEN COUNTY STATE OF INDIANA FT WAYNE - IN

YOUR CANCELLED
CHECK IS A
VALID RECEIPT

LAND VALUE R NR 17,000	IMPROVEMENTS 65,400	EXEMPTIONS	NET ASSESSED VALUE 72,200	DUPLICATE NUMBER 637062
ACTUAL TAX RATE 8.779	CREDIT RATES 26.0004	GROSS TAX R NR 3476.41	LESS CREDIT R NR 600.71	KEY NUMBER 002056017
				NON RESIDENTIAL NET 2,781.17
				RESIDENTIAL NET
				NET THIS INSTALLMENT 2,781.17
				DELINQUENT TAX AND PENALTY
				TOTAL TAX DUE 2,781.17

NAME
CITY OF FORT WAYNE INDIANA
C/O MULLINIX PACKAGES INC
3511 ENGLE RD
FORT WAYNE IN 46809

PROPERTY DESCRIPTION
MULLINIX PACKAGES INC
3511 ENGLE RD
FORT WAYNE IN 46809

DELINQUENT AFTER

NOTE: THE LETTER 'R' SHOWN ON
YOUR TAX STATEMENT INDICATES
'RESIDENTIAL' TO WHICH HOMESTEAD
CREDIT HAS BEEN APPLIED.
THE LETTERS 'NR' INDICATE
NON RESIDENTIAL REAL ESTATE.

APPROVED BY STATE BOARD OF AC-
COUNTS (1982)

28 004

PAY TO TREASURER ALLEN COUNTY
FORT WAYNE, INDIANA 46802

PAY THIS AMOUNT

KEEP THIS COPY OF
BILL FOR YOUR RE-
CORD.

PERSONAL PROPERTY TAX BILL B

FOR 1981 PAYABLE IN 1982
ALLEN COUNTY STATE OF INDIANA

THIS IS A VALID RECEIPT WHEN VALIDATED BY THE TREASURER OF ALLEN COUNTY

PERSONAL PROPERTY VALUE 91,880	EXEMPTION	NET TAX VALUE 91,880	DUPLICATE NUMBER 026987	GROSS TAX THIS INSTALLMENT 4,032.16
TOWNSHIP OR CORPORATION 91 FT WAYNE - WAYNE			TAX RATE 8.7790	LESS STATE PROPERTY TAX REPLACEMENT CREDIT 204.41
NAME MULLINIX PACKAGES INC 3511 ENGLE RD FORT WAYNE INDIANA 46809				NET THIS INSTALLMENT 3,225.74
				DELINQUENT TAX AND PENALTY
				LATE ASSESSMENT CHARGE FINE 6%
				TOTAL TAX DUE 3,225.74

APPROVED BY STATE
BOARD OF ACCOUNTS
FOR ALLEN COUNTY,
(1982).

A DECREASE OF YOUR CURRENT
PROPERTY TAX OF NOT LESS THAN
20% PAYABLE FROM THE PROPERTY
TAX REPLACEMENT FUND AS ESTAB-
LISHED BY THE 1973 GENERAL AS-
SEMBLY AND APPROVED BY THE
GOVERNOR OF THE STATE OF INDI-
ANA HAS BEEN APPLIED TO YOUR
TAX STATEMENTS.

THE TOTAL AMOUNT OF YOUR TAX CREDIT FOR 1981
1/2 OF THIS CREDIT WILL APPLY TO YOUR MAY INSTALLMENT AND 1/2 TO YOUR NOVEMBER
INSTALLMENT OF TAX.

PAY TO TREASURER
ALLEN COUNTY, FORT WAYNE, IN 46801

28 002

DELINQUENT
AFTER

NOV 10, 1982

11/5
X.P.
227 6006 91
11/5

SEND THIS COPY
OF BILL ALONG
WITH REMITTANCE
IN ENCLOSED EN-
VELOPE.

YOUR CANCELLED
CHECK IS A
VALID RECEIPT

REAL ESTATE TAX BILL A

FOR 1981 PAYABLE IN 1982 TOWNSHIP OR CORP.
ALLEN COUNTY STATE OF INDIANA FT WAYNE

LAND VALUE R NR 35,200	IMPROVEMENTS	EXEMPTIONS	NET ASSESSED VALUE 35,200	DUPLICATE NUMBER 583306 A
ACTUAL TAX RATE 8.7790 8.7790	CREDIT RATES 26.0004 NR 20.0004	GROSS TAX NR 1545.10	LESS CREDIT NR 309.03	KEY NUMBER 9502050001
PROPERTY NAME H B C REALTY CORP 403 STRAUSS BLDG FORT WAYNE INDIANA 46802				NON RESIDENTIAL NET 1,236.07
PROPERTY DESCRIPTION 20CH E OF W 5CH S OF RR NW1/4 21-30-12 EXC MARK DR + EXC PTS SOLD				RESIDENTIAL NET
DELINQUENT AFTER MAY 10, 1982				NET THIS INSTALLMENT 1,236.07
FULL YEARS TAX 2,472.14				DELINQUENT TAX AND PENALTY
TOTAL TAX DUE 1,236.07				

NOTE: THE LETTER 'R' SHOWN ON
YOUR TAX STATEMENT INDICATES
'RESIDENTIAL' TO WHICH HOMESTEAD
CREDIT HAS BEEN APPLIED.
THE LETTERS 'NR' INDICATE
NON RESIDENTIAL REAL ESTATE.

APPROVED BY STATE BOARD OF AC- HC-1
COUNTS (1982)

PAY TO TREASURER ALLEN COUNTY
FORT WAYNE, INDIANA 46802

2B 003

PAY THIS AMOUNT

TOT 16.24
3.52
3.94
76.12
298.37
261.25

SEND THIS COPY
OF BILL ALONG
WITH REMITTANCE
IN ENCLOSED EN-
VELOPE.

YOUR CANCELLED
CHECK IS A
VALID RECEIPT

REAL ESTATE TAX BILL A

FOR 1981 PAYABLE IN 1982 TOWNSHIP OR CORP.
ALLEN COUNTY STATE OF INDIANA FT WAYNE

LAND VALUE R NR 1,200	IMPROVEMENTS	EXEMPTIONS	NET ASSESSED VALUE 1,200	DUPLICATE NUMBER 583310 8
ACTUAL TAX RATE 8.7790 8.7790	CREDIT RATES 26.0004 NR 20.0004	GROSS TAX NR 52.67	LESS CREDIT NR 10.53	KEY NUMBER 9502050003
PROPERTY NAME H B C REALTY CORPORATION 403 STRAUSS BLDG FORT WAYNE INDIANA 46802				NON RESIDENTIAL NET 42.14
PROPERTY DESCRIPTION NW 1.56A OF 20CH E OF W 5CH S OF RR EXC SW .48A NW1/4 21-30-12				RESIDENTIAL NET
DELINQUENT AFTER MAY 10, 1982				NET THIS INSTALLMENT 42.14
FULL YEARS TAX 84.28				DELINQUENT TAX AND PENALTY
TOTAL TAX DUE 42.14				

NOTE: THE LETTER 'R' SHOWN ON
YOUR TAX STATEMENT INDICATES
'RESIDENTIAL' TO WHICH HOMESTEAD
CREDIT HAS BEEN APPLIED.
THE LETTERS 'NR' INDICATE
NON RESIDENTIAL REAL ESTATE.

APPROVED BY STATE BOARD OF AC- HC-1
COUNTS (1982)

PAY TO TREASURER ALLEN COUNTY
FORT WAYNE, INDIANA 46802

2B 003

PAY THIS AMOUNT

1.08 Ac
340.51
310.39

LAWD COMMENTS
HBC
own portion

pd 5/25/82
CR # 4490
9141



PACKAGES, INCORPORATED

PACKAGING SYSTEMS FOR THE FOOD INDUSTRY

LINCOLN NATIONAL BANK

LINCOLN NATIONAL BANK AND TRUST COMPANY
FORT WAYNE, INDIANA 46802

009079

PAY
TO THE
ORDER OF

MULLINIX
PACKAGES

5-10-82

AMOUNT
\$6,006.91

TREASURER ALLEN COUNTY
CITY COUNTY BUILDING
FT. WAYNE, INDIANA 46802

B1

1:0749002751:

521050 711

PERSONAL PROPERTY TAX BILL A

FOR 1954 PAYABLE IN 1955

THIS IS A VALID RECEIPT WHEN VALIDATED BY THE TREASURER OF ALLEN COUNTY

ALLEN COUNTY

STATE OF INDIANA

PERSONAL PROPERTY VALUE	EXEMPTION	NET TAX VALUE	DUPLICATE NUMBER	GROSS TAX THIS INSTALLMENT
51,000		51,000	000000	1,125.00
TOWNSHIP OR CORPORATION			TAX RATE	LESS STATE PROPERTY TAX REPLACEMENT CREDIT
51 17 0000 - NATAL			0.0125	000.00
				NET THIS INSTALLMENT

APPROVED BY STATE
BOARD OF ACCOUNTS
FOR ALLEN COUNTY,
(1982).

A DECREASE OF YOUR CURRENT
PROPERTY TAX OF NOT LESS THAN
20% PAYABLE FROM THE PROPERTY
TAX REPLACEMENT FUND AS ESTAB-
LISHED BY THE 1973 GENERAL AS-
SEMBLY AND APPROVED BY THE
GOVERNOR OF THE STATE OF INDI-
ANA HAS BEEN APPLIED TO YOUR
TAX STATEMENTS. THE TOTAL AMOUNT

THE TOTAL AMOUNT OF YOUR TAX CREDIT FOR _____ IS \$ _____

1/2 OF THIS CREDIT WILL APPLY TO YOUR MAY INSTALLMENT AND 1/2 TO YOUR NOVEMBER
 _____ FULL YEAR

PAY TO TREASURER
ALLEN COUNTY, FORT WAYNE, IN 46801

2B 001

**KEEP THIS COPY
OF BILL FOR YOUR
RECORDS.**

REAL ESTATE TAX BILL A

FOR PAYABLE IN TOWNSHIP OR CORP.
ALLEN COUNTY STATE OF INDIANA

YOUR CANCELLED
CHECK IS A
VALID RECEIPT

NOTE: THE LETTER 'R' SHOWN ON YOUR TAX STATEMENT INDICATES 'RESIDENTIAL' TO WHICH HOMESTEAD CREDIT HAS BEEN APPLIED. THE LETTERS 'NR' INDICATE NON RESIDENTIAL REAL ESTATE.

APPROVED BY STATE BOARD OF AC-
COUNTS (1982)

2B 003

PAY TO TREASURER ALLEN COUNTY
FORT WAYNE, INDIANA 46802

DELINQUENT AFTER

FIL V. 171 TAX

TOTAL TAX DUE

TOTAL TAX DUE	2,711.17
---------------	----------

Hold

BILL NO. R-83-04-14

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
~~XXXXXXXXXX~~ ~~ORDINANCE~~ DECLARATORY RESOLUTION designating an "Urban Development
Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE *Be* PASS.

JAMES S. STIER, CHAIRMAN

JANET G. BRADBURY, VICE CHAIRMAN

VICTURE L. SCRUGGS

MARK E. GIAQUINTA

ROY J. SCHOMBURG

Jan 11
Janet G. Bradbury
Victure Scruggs
Mark E. GiaQuinta
Roy Schomburg

Concurred in 6-28-83

Sandra E. Kennedy

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

Q-83-04-14

DEPARTMENT REQUESTING ORDINANCE City Clerk's Office

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Urban Development Area" in accordance with Resolution No. R-80-79 and Public Law No. 69, Acts of 1977, as amended by Public Law No. 56, Act. of 1979.

EFFECT OF PASSAGE Potential of 25 to 30 new jobs in addition to the present number of 32 employees; will aid the depressed economic condition in the Fort Wayne area.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$900,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

**FORT WAYNE
REDEVELOPMENT
COMMISSION**

DATE: June 14, 1983

TO: Councilman James S. Stier, Council Committee
FROM: Regulations

SUBJECT: Gary E. Wasson, Executive Director
Tax Abatement - Mullinex Packages, Inc
3511 Engle Road

On April 12, 1983, a Declaratory Resolution, Bill No. R 83-04-14 was introduced in City Council requesting designation of the property located at 3511 Engle Road as an "Urban Development Area" for purposes of tax abatement.

The Fort Wayne Redevelopment Commission conducted the Public Hearing on June 13, 1983. No one spoke in opposition to the abatement request.

The Redevelopment Staff visited the site and found that the machinery, installation and related costs total \$900,000 and will be housed in their recently expanded facilities. They expect an increase of 25-30 jobs in addition to their present 32 employees.

The Commission feels that the area will qualify for tax abatement under the statute I.C. 6-1.1-12.1-1 as follows:

"New manufacturing equipment" means any Tangible personal property which: (A) was installed during the period beginning January 1, 1982, and ending December 31, 1985 in an urban development area, and (B) is used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property.

Attached is a copy of the Resolution of the Redevelopment Commission recommending a "Do Pass" request for tax abatement Bill No. R 83-04-14.

If you have any questions, please call me.

GEW/jw

Attachments

cc: ✓ Sandy Kennedy
City Clerk

RESOLUTION NO. 83-18

RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF CITY OF FORT WAYNE,
DEPARTMENT OF REDEVELOPMENT RECOMMENDING TO THE
COMMON COUNCIL OF THE CITY OF FORT WAYNE ADOPTION
OF THE DECLARATORY RESOLUTION DESIGNATING A
PARCEL OF REAL ESTATE AS AN URBAN
DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne, and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on June 13, 1983, at 7:30 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel, and

WHEREAS, said public hearing was held on June 13, 1983, at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, or lies within an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues, and geographical area contains

new manufacturing equipment which is personal property which was installed during the period beginning January 1, 1982 and ending December 31, 1982 and is used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property; to wit

Part of 30 acres off the east side of the Northwest Quarter of the Northwest Quarter of Section 21, Township 30 North, Range 12 East, in Allen County, IN;

said property more commonly known as

3511 Engle Road., with street boundaries of Engle Road, Mark Dr., and Norfolk & Western R.R.;

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, Section 4.5 as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) if said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of five (5) years after the date on new manufacturing equipment.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:45 P.M. (EST) on June 13, 1983 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

By Robert L. Thompson, Jr., President

By Irwin C. Bandemer, Secretary

ATTEST,

Gary E. Wasson, Executive Director

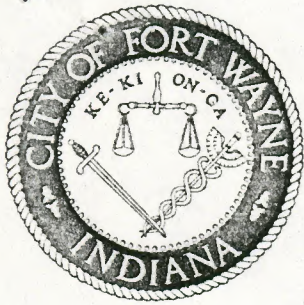
ADOPTED: June 13, 1983

CERTIFICATE OF RECORDING OFFICER

I, Irwin C. Bandemer, the duly appointed, qualified,
and acting Secretary of the Fort Wayne Redevelopment Commission,
do hereby certify that the attached Resolution is a true
and correct copy of a Resolution adopted at the Regular
Meeting of the Fort Wayne Redevelopment Commission, Governing
Body of the City of Fort Wayne, Department of Redevelopment,
held on the 13 day of June, 1983 at 7:30 P.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand this
13 day of June, 1983.

Irwin C. Bandemer, Secretary



The City of Fort Wayne

July 1, 1983

Mullinix Packages, Inc.
3511 Engle Rd.
Fort Wayne, IN 46809

Dear Sir:

Enclosed please find resolution related to your application for tax abatement. This resolution is to be presented to the County Auditor.

If there are any further questions please call Gary Wasson, Redevelopment Department, 427-1227.

Sincerely,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1